

011.A

0001

05250

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

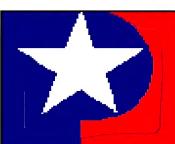
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 525

Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		149716
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

Total Card	/	Total Parcel
331,000	/	331,000
331,000	/	331,000
331,000	/	331,000
331,000	/	331,000

!1154!

## USER DEFINED

Prior Id # 1: 149716

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0525.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	331,000	0	.	.	331,000		Year end	12/23/2021
2021	102	FV	326,400	0	.	.	326,400		Year End Roll	12/10/2020
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No						
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No						
	18071-350		4/1/1987			No	No	N					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 2	- Steel			1/2 Bath: 1	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1									
Color: BRICK				A Kits: 1	Rating:			Level   FY LR DR D K FR RR BR FB HB L O									
View / Desir: N	- NONE			Frl: 1	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper									
Grade: C	- Average			<b>CONDO INFORMATION</b>				Lvl 2									
Year Blt: 1971	Eff Yr Blt:			Location: R	- Rear			Lvl 1									
Alt LUC:	Alt %:			Total Units: 1				Lower									
Jurisdct:	Fact: .			Floor: 5	- 5th Floor			Totals				RMs: 3	BRs: 1	Baths: 1	HB		
Const Mod:				% Own: 0.903699994													
Lump Sum Adj:				Name: 16 - 6031													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV	- Average			28. %	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wal: 2	- Plaster			Functional:					Interior:	1	3	1	0				
Sec Int Wall: 1	%			Economic:					Additions:								
Partition: T	- Typical			Special:					Kitchen:								
Prim Floors: 4	- Carpet			Override:					Baths:								
Sec Floors: 1	%			Total: 28.8	%				Plumbing:								
Bsmnt Flr:				<b>CALC SUMMARY</b>					Electric:								
Subfloor:				Basic \$ / SQ: 325.00					Heating:								
Bsmnt Gar:				Size Adj.: 1.33798885					General:								
Electric: 3	- Typical			Const Adj.: 1.00909925													
Insulation: 2	- Typical			Adj \$ / SQ: 438.803													
Int vs Ext: S				Other Features: 32751													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 464891													
% Com Wal	% Sprinkled			Depreciation: 133889					Juris. Factor:		Before Depr:	588.00					
				Depreciated Total: 331002					Special Features:	0	Val/Su Net:	462.29					
									Final Total:	331000	Val/Su SzAd:	462.29					
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 011.A-0001-0525.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																